

<b>Applicant</b>	Exotic 2501, LLC	
<b>Request</b>	Site Plan Level III/Conditional Use/Waterway Use	
<b>Location</b>	West side of Federal Highway, North of the Middle River	
<b>Legal Description</b>	Lots 12, in CORAL RIDGE PROPERTIES, according to the Plat thereof, as recorded in Plat Book 28, Page 8 of the Public records of Broward County, Florida.	
<b>Property Size</b>	Gross 35,881 S.F. or .823 Acres	
<b>Zoning</b>	B1	
<b>Existing Land Use</b>	Commercial	
<b>Future Land Use Designation</b>	Commercial	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Commercial Use, Permitted Uses	
<b>Other Required Approvals</b>	30-Day City Commission Request for Review	
<b>Applicable ULDR Sections</b>	Sec. 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility, 47-23.8, Waterway Use	
<b>Setbacks/Yards</b> Front Rear Side (S) Side (N)	<b>Required</b>	<b>Proposed</b>
	20'	20'
	20' abutting waterway	20' abutting waterway
	20' abutting waterway	20' abutting waterway
	5'	54'
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	.823 Acres gross
<b>Lot Width</b>	N/A	N/A
<b>Building Height</b>	120 ft.	41'6" ft.
<b>Structure Length</b>	N/A	Retail: 107'
<b>Floor Area Ratio</b>	N/A	4.88%
<b>Open Space</b>	29,330 S.F.	52,013 S.F.
<b>Parking</b>	30	30
<b>Notification Requirements</b>	Sign Notice 15 days prior to meeting.	
<b>Action Required</b>	Recommend Approval, Approval with Conditions, or Denial	
<b>Project Planner</b>  <b>Authorized By</b>  <b>Approved By</b>	<b>Name and Title</b>	<b>Initials</b>
	Yvonne Redding, Planner I	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

**Request:**

The applicant proposes to construct a 7,343 sf retail development on .823 acres in zoning designation B1 (Boulevard Business), land-use Commercial. The proposal includes two retail establishments. The main retail space would occupy a space of 4,387 square feet of retail. The other retail use would occupy a space of 2,324 square foot. There would also have two covered entries and a mechanical room. The required parking for this retail use is 30. The applicant is proposing 30 with two handicap spaces. The applicant is requesting a Conditional Use Site Plan approval for a Waterway Use along the Intracoastal Waterway to the west and south of the property.

The applicant proposed a sign package for the development which includes:

One (1) monument sign	13' x 14' at the entrance on Federal Highway.
Two (2) flat wall signs:	125 sf for the major tenant sign
	21 sf for the secondary tenant sign

**Property/Project Description:**

The property is generally located on the west side of Federal Highway and north of the Middle River Waterway and is bounded on the north by Ruth Chris Steak House. It is not located within a designated neighborhood boundary. It is closely boarded by Poinsettia Heights Civic Association to the south and Coral Ridge Association to the east.

The southwest side of the site is adjacent to the Intracoastal Waterway, which requires that the proposed project comply with Sec. 47-23.8, Waterway Use. The applicant proposes to construct a single story retail development. To the north of this structure lies a single story restaurant establishment. To the south of this structure is a single story restaurant. To the east of this structure across Federal Highway is a 3-story office building. Across the waterway to the west is a single story residence.

**Waterway Use:**

This application is before the Planning and Zoning Board as a Waterway Use, and is subject to ULDR Sec. 47-23.8. This section states in part that development on the water: "shall be designed to preserve the character of the city and neighborhoods in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways." The applicant has provided a narrative to address the criteria of Waterway Use (attached as Exhibit 1).

**Neighborhood Compatibility:**

With respect to the related Neighborhood Compatibility requirements, ULDR Sec 47-25.3.A.3.e.i, the applicant, in their narrative, has stated, "the proposed development is consistent and substantially similar in design of the existing according to the applicant's narrative addressing Neighborhood Compatibility Requirements is attached as Exhibit 2.)

**Adequacy Requirements:**

The applicant has provided a narrative addressing Adequacy Requirements (attached as Exhibit 3). The proposal was reviewed by the Development Review Committee on June 14, 2005 with all relevant disciplines signing off on the Pre-PZ submittal verifying that the project meets the minimum requirements necessary to proceed to the Planning and Zoning Board for review.

**Should the application be approved, the following conditions are recommended:**

1. The proposed project shall comply with the proposed Development Agreement regarding the disposition of property and development between the City of Fort Lauderdale and the applicant.
2. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
3. All construction will require approval from all pertinent environmental review agencies.
4. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
5. Final DRC approval.

**Planning and Zoning Board Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**City of Fort Lauderdale**

**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.